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(Name) \_\_\_\_\_

This instrument was prepared by

(Address) \_\_\_\_\_

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ocie A. Hardy and wife, Lodell Hardy

(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Melissa McWhorter and husband, Donald McWhorter

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

PARCEL One (1)

Begin at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, thence run Southerly along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 346.10 ft. to a point on the South right of way line of the Alabama Power Company right of way; thence turn an angle of 112 degrees 0 minutes to the right and run Northwesterly along said right of way line a distance of 833.79 ft. to the point of intersection of the South right of way line with the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence turn an angle to the right and run in an Easterly direction along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 773.81 ft. more or less to the point of beginning. Subject to Alabama Power Company right of way.

PARCEL Two (2)

Commence at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 25, Township 20 South, Range 1 East; Shelby County, Alabama, thence run Southerly along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  346.10' to a point on the South right of way line of the Alabama Power Company right of way, thence turn an angle of 112°-00' right and run Northwesterly along said right of way line 218.27' to the point of beginning of the property being described, thence continue along last described course a distance of 229.64' to a point, thence turn an angle of 112° 00' left and run Southerly 60.13' to a point, thence turn an angle of 68° 00' left and run Easterly 191.08' to a point, thence turn an angle of 73° 57' left and run Northeasterly 58.01' to the point of beginning, containing 0.27 of an acre.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 26<sup>th</sup>

day of April 19 84

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

Deed Tax 1.00  
Rec 1.50  
Jud 1.00  
3.50  
1984 MAY -3 PM 2:59  
JUDGE OF PROBATE (Seal)

Ocie A Hardy (Seal)  
Ocie A. Hardy  
Lodell Hardy (Seal)  
Lodell Hardy (Seal)

STATE OF ALABAMA  
SHELBY

COUNTY

I, the undersigned authority

hereby certify that Ocie A. Hardy and wife, Lodell Hardy

whose name S are signed to the foregoing conveyance, and who they are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of April A. D., 19 84

Box 1525  
Columbiana, AL 35051

Notary Public in and for said County, in said State.  
Notary Public

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